

APPLETREE COTTAGE ALDBOROUGH  
Boroughbridge



GSC GRAYS

PROPERTY • ESTATES • LAND

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# APPLETREE COTTAGE ALDBOROUGH

Boroughbridge, YO51 9EX

A fantastic four-bedroom house positioned centrally in the sought-after village of Aldborough with superb views and pretty garden.

## ACCOMMODATION

Four Bedrooms

Two Bathrooms with downstairs WC

Enclosed Garden and summerhouse to rear

Immediate vacant possession with no onward chain



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## Appletree Cottage

A superb four-bedroom property located centrally in the highly sought-after village of Aldborough with enclosed garden to the rear. The property has had a program of updating and conversions over the years but would benefit from basic works and updating to the kitchen.

The property is entered through a delightful oak-framed glazed arched door to the entrance/dining hall with built-in study area, kitchen, cloakroom/w.c. and a large reception/dining room with patio doors to the rear garden. To the first floor are the master bedroom with ensuite, three further double bedrooms and house bathroom. There is a part-boarded loft with enhanced insulation and a fitted loft ladder. The bedrooms to the rear have arguably one of the best views in the village. The property benefits from gas-fired central heating and double-glazing throughout; a gas fire and concealed radiators in the large, bow-windowed reception/dining room provide extra warmth and ambience on winter days.

## Outside

The front porch houses two lockable oak cupboards containing the gas-fired boiler and utility meters. A path leads down the side of the property and there is an external tap on the side of the house. To the rear is a recently landscaped enclosed garden with summerhouse, rose borders and productive fruit trees. This is a delightful space.





### Situation and Amenities

Appletree Cottage is located on an elevated site in the sought-after village of Aldborough; an historical village with Roman origins, with a large village green at its centre, a maypole and a vibrant community. As well as an English Heritage site, Aldborough has a popular public house, a beautiful Grade I listed church, a well-appointed village hall and tennis club, and is a short distance from individual shops and varied amenities in Boroughbridge. Local schools can be found in Boroughbridge and the nearby village of Marton cum Grafton. Easily accessible to the A1 and the motorway network beyond, the property is perfect for those needing to commute.

### The Appeal of our Home - the Owners' Insight

Our home provides tranquil and cozy living space, featuring outstanding views from the rear bedrooms and bathroom. There is convenient access to shops and transport links, and the property is situated within a historically significant archaeological area formerly known to the Romans as Isurium Brigantum. The community is welcoming, with a range of local activities, including the esteemed Northern Aldborough Music Festival. There are excellent local walking opportunities, and residents benefit from proximity to both moors and dales.

### Services and Other Information

All mains services are connected to the property.



## Local Authority & Council Tax Band

North Yorkshire County Council

Council Tax Band D

## EPC

Rating D

## Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

## Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

## What3Words

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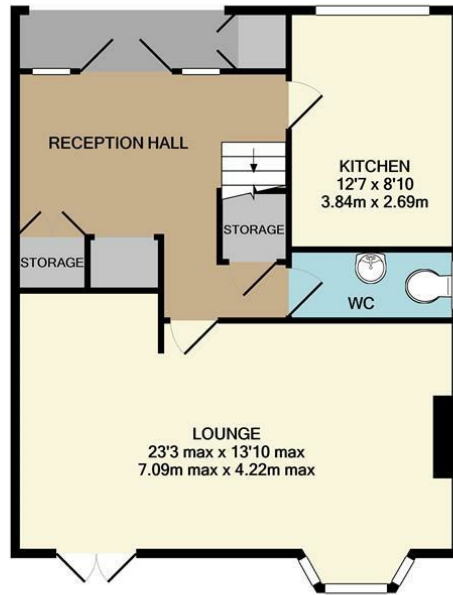
## Viewings

Strictly by appointment with GSC Grays 01423 590500

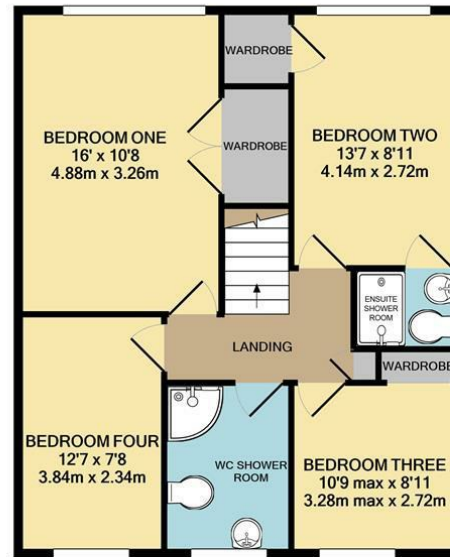
## Disclaimer

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



GROUND FLOOR  
APPROX. FLOOR  
AREA 668 SQ.FT.  
(62.1 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 665 SQ.FT.  
(61.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 1333 SQ.FT. (123.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>84</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

